| 072.0 | 0001 | 0015.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 670,500 / 670,500 |
| | | | | | USE VALUE: | 670,500 / 670,500 |
| | | | | | ASSESSED: | 670,500 / 670,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 29 | | CROSBY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LEOTSAKOS CONSTANTINE S & JOY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 29 CROSBY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LEOTSAKOS CONSTANTINE - |
| Owner 2: | - |
| Street 1: | 29 CROSBY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 9,210 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1030 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9210.000 | 183,100 | | 487,400 | 670,500 |
| Total Card | 0.211 | 183,100 | | 487,400 | 670,500 |
| Total Parcel | 0.211 | 183,100 | | 487,400 | 670,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 650.97 | /Parcel: 650.9

**Legal Description**

**User Acct** 45472

**GIS Ref**

**GIS Ref**

**Insp Date** 10/30/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 072.0-0001-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 183,100 | 0 | 9,210. | 487,400 | 670,500 | 670,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 163,600 | 0 | 9,210. | 452,600 | 616,200 | 616,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 163,600 | 0 | 9,210. | 452,600 | 616,200 | 616,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 163,600 | 0 | 9,210. | 396,900 | 560,500 | 560,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 163,600 | 0 | 9,210. | 362,100 | 525,700 | 525,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 162,800 | 0 | 9,210. | 320,300 | 483,100 | 483,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 162,800 | 0 | 9,210. | 302,900 | 465,700 | 465,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 162,800 | 0 | 9,210. | 288,300 | 451,100 | 451,100 | | 12/13/2012 |

!6065!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:52:44 |

**LAST REV**

| Date | Time |
|---|---|
| 07/23/19 | 15:48:52 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6065

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LEOTSAKOS CONST | 57002-421 | | 6/17/2011 | Convenience | 10 | No | No | | |
| LEOTSAKOS LINDA | 30242-533 | | 6/1/1999 | Family | 5,500 | No | No | | |
| GRANGER ROBERT | 28784-342 | | 6/30/1998 | | 200,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/21/2016 | 82 | Solar Pa | 16,000 | | | | | |
| 12/14/2015 | 1929 | Solar Pa | 6,000 | | | | | |
| 8/10/2010 | 971 | Add Bath | 13,800 | | | | | HBTH & RENO FIN ST |
| 5/17/2001 | 304 | Siding | 1,000 | C | | | | REPLACE 1 SIDE OF |
| 7/13/1998 | 469 | Manual | 4,000 | | | | | REPLACE WDK-REM BA |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/30/2018 | MEAS&NOTICE | CC | Chris C |
| 6/2/2009 | Measured | 189 | PATRIOT |
| 12/4/2001 | External Ins | PM | Peter M |
| 10/31/2000 | Hearing N/C | 163 | PATRIOT |
| 5/17/2000 | Entry Denied | 276 | PATRIOT |
| 1/13/2000 | Mailer Sent | | |
| 10/12/1999 | Measured | 256 | PATRIOT |
| 11/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 45472 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9210 | | Sq. Ft. | Site | | 0 | 70. | 0.76 | 12 | | | | | | | | | 487,413 | | | | | | 487,400 | |

Total AC/HA: 0.21143 | Total SF/SM: 9210 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 487,413 | Spl Credit | Total: 487,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 128.237 |
| Other Features: | 73863 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 248749 |
| Depreciation: | 65670 |
| Depreciated Total: | 183079 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

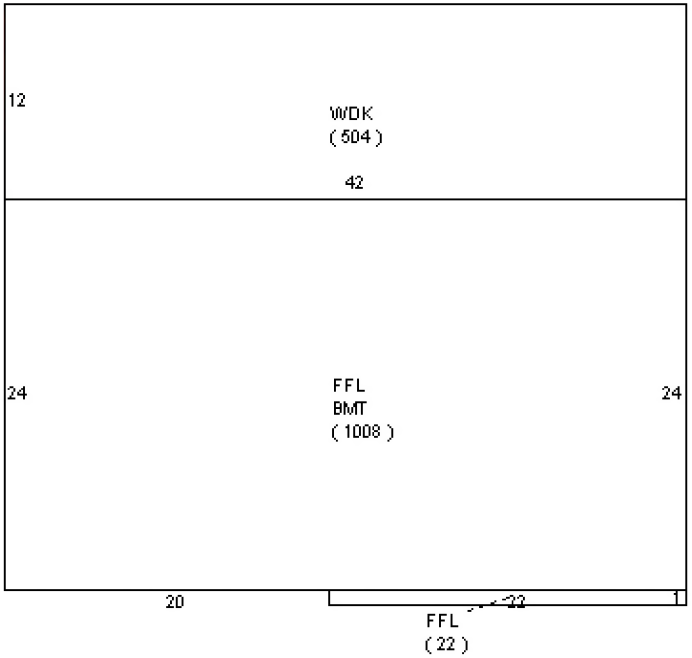
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | 1 |
| Totals | | | |
| 1 | 5 | 2 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,030 | 128.240 | 132,084 |
| BMT | Basement | 1,008 | 38.470 | 38,779 |
| WDK | Deck | 504 | 7.980 | 4,024 |

| Net Sketched Area: | 2,542 | Total: | 174,887 |
|---|---|---|---|
| Size Ad | 1030 | Gross Are | 2542 | FinArea | 1030 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | 1.00 | Before Depr: | 128.24 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 72.03 |
| Final Total: | 183100 | Val/Su SzAd | 177.77 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 072.0-0001-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 4X8 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|